173.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,600 / 732,600
					USE VALUE:	732,600 / 732,600
					ASSESSED:	732,600 / 732,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LORNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAIN MARK GEARY--ETAL
Owner 2:	CAIN JANE GUARAGNA
Owner 3:	
Street 1:	25 LORNE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,753 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1881 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3753.000	356,600	3,200	372,800	732,600
Total Card	0.086	356,600	3,200	372,800	732,600
Total Parcel	0.086	356,600	3,200	372,800	732,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.47 | /Parcel: 389.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 115501
GIS Ref:
GIS Ref:
Insp Date: 11/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,700	3200	3,753.	372,800	732,700	732,700	Year End Roll	12/18/2019
2019	101	FV	269,000	3200	3,753.	367,500	639,700	639,700	Year End Roll	1/3/2019
2018	101	FV	269,000	3200	3,753.	282,300	554,500	554,500	Year End Roll	12/20/2017
2017	101	FV	269,000	3200	3,753.	266,300	538,500	538,500	Year End Roll	1/3/2017
2016	101	FV	269,000	3200	3,753.	245,000	517,200	517,200	Year End	1/4/2016
2015	101	FV	254,400	3200	3,753.	229,000	486,600	486,600	Year End Roll	12/11/2014
2014	101	FV	254,400	3200	3,753.	210,900	468,500	468,500	Year End Roll	12/16/2013
2013	101	FV	254,400	3200	3,753.	210,900	468,500	468,500		12/13/2012

!13472!

PRINT

Date	Time
12/11/20	03:25:19

LAST REV

Date	Time
02/19/19	13:52:40
ekelly	
13472	

USER DEFINED

Prior Id # 1:	115501
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16523-568		10/1/1985		139,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/1999	810	Addition	47,000					NEW KIT, 11X19 ROO
6/23/1993	277		1,993					ABOVE GROUND POOL

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
1/14/2009	Measured	345	PATRIOT
8/20/2001	Permit Visit	PM	Peter M
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3753		Sq. Ft.	Site		0	70.	1.42	6									372,814						372,800	

Total AC/HA: 0.08616 | Total SF/SM: 3753 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 372,814 | Spl Credit | Total: 372,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20821369
Const Adj.:	0.98000199
Adj $ / SQ:	153.927
Other Features:	94250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	438125
Depreciation:	81491
Depreciated Total:	356634

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	2	HB	

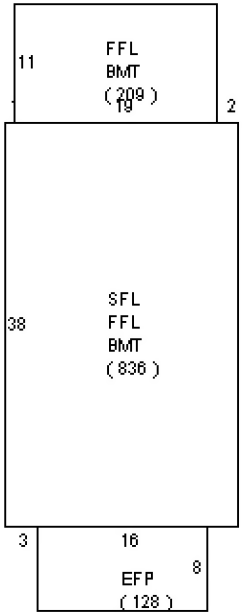
REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	9	3	
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	153.93
Special Features:	0	Val/Su Net:	116.76
Final Total:	356600	Val/Su SzAd	189.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,045	46.180	48,256
FFL	First Floor	1,045	153.930	160,853
SFL	Second Floor	836	153.930	128,683
EFP	Enclos Porch	128	47.520	6,083

Net Sketched Area:	3,054			Total:	343,875
Size Ad	1881	Gross Are	3054	FinArea	1881

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	A	AV	1925	28.16	T	40	101			3,200			3,200

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200

IMAGE

AssessPro Patriot Properties, Inc